



## Pest Inspection Checklist

The following is a checklist of areas that a Washington State Licensed Pest Inspector is required to inspect and report on. The inspector is required to inspect for conditions that provide an environment for wood destroying insects and fungal rot. The inspector is also required to report on active wood destroying insects or fungal rot. Most issues found during the course of a WDO (Wood Destroying Organism Inspection) are listed below. Insects found in Western Washington State include Carpenter ants, Moisture ants, Dampwood termites and occasionally Anobiid beetles in older homes. Correcting or preventing the items below usually prevents infestation by wood destroying insects.

### Exterior Structure

- **Earth to wood contact** – There can be no earth-to-wood contact on any cellulose material not rated for ground contact such as siding, deck posts, wood skirting, firewood against the house, old wood debris next to the home etc.
- **Vegetation away from the structure** – All vegetation should be cut back away from the exterior siding and roof edge.
- **Caulking & Flashings** – Areas on the exterior of the home's structure where water could enter the structure walls should be properly caulked (windows, siding sections/boards, pipe protrusions, vent covers, etc.).
- **Painting/Staining** – The exterior of the home should be properly painted/stained. There cannot be any unpainted wood siding, window frames/trim, or fascia trim boards unless pressure-treated wood is used.
- **Damaged Wood** – Any fungal rotted wood that would affect the structural integrity of the home will need to be replaced.
- **Wood Decks** – All wood deck posts, beams, joists and decking should be in sound condition. Note: minor surface rot does not necessarily require replacing, as long as the wood is sound,.

### Exterior Drainage and Grading

- **Gutters and downspouts** – Gutters should be clean and free flowing. All downspouts should discharge away from the foundation structure. Drain blocks or piping is required. Water from the drain blocks needs to drain away from the foundation.
- **Exterior grading** – All exterior earth/landscaping to slope away from the foundation.

### Structure Interior

- **Evidence of moisture penetration** – All floors/walls evaluated for any evidence of moisture damage from plumbing leaks/water from rain. All walls and floor structures with evidence of moisture damage may need an invasive inspection by opening the wall/floor by a contractor.
- **Plumbing Leaks** – All faucets, waste drains and pipe joints to be leak free. This includes leaks from appliances such as water heaters, refrigerators, clothes washers, dishwashers, etc.

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## Bathrooms

- **Tub/Shower Enclosures & Water Proof Wall Coverings** – All tub/shower enclosures to provide proper protection to the wall structures surrounding the tub/shower. Caulking/grout to be in good condition.
- **Toilets** – All toilets to be properly secured to the floor/flange. No evidence of water damage from the toilet to the floor. Vinyl floor usually turns gray and can swell up if the toilet seal is leaking.
- **Floor coverings** – All floor covering to be waterproof. The floor in front of the tub shower needs to be sealed. Note: self-sticking vinyl tiles are not rated for use in a bathroom as a waterproof covering.
- **Plumbing/Fixture Leaks** – All faucets, waste drains and plumbing fixtures to be leak free.

## Crawl Spaces

- **Proper Access** – Proper access into the crawl space is required for inspection.
- **Proper Clearance** – Washington State Department of Agriculture requires 12 inches of clearance under all floor beams and 18 inches of clearance under all floor joists.
- **Earth to wood contact** – There can be no contact between non-treated wood and the earth in the crawl space.
- **Cellulose debris** – There can be no wood debris, cardboard, trash etc. in the crawl space. This includes old form wood around the exterior foundation footings and strip-footings.
- **Excessive moisture** – There can be no standing water in the crawl space even if seasonal.
- **Vapor Barrier** – All dirt/earth to be properly covered/sealed with a vapor barrier. There can be no exposed earth. The vapor barrier is to be at least 4 mil plastic (clear or black) visqueen depending on age. After 1990 it should be 6 mil black plastic.
- **Ventilation** – Adequate ventilation openings are required in the foundation walls for good cross-ventilation. Good ventilation helps eliminate moisture in the crawl space. The inspector determines this by the height of the crawl space, moisture level of the earth, and number of vent openings.
- **Inaccessible Areas** – The inspector is to note any areas not inspected due to insufficient clearances such as low exterior decks, crawl space sections or due to personal stored items obstructing the area.
- **Damaged Wood** – All damaged wood from fungal rot or wood destroying insects that has affected the structural integrity of the wood needs to be removed and replaced.

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